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SUFFOLK COUNTY CLERK

RECORDS OFFICE

RECORDING PAGE

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Type of Instrument: LIS PENDENS

Recorded: 3/19/2025

Index Number: 25 607104 Sequence Number: 337630

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Plaintiff(s) :

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO B
ANK OF AMERICA, NATIONAL AS

Not For Legal Use

Defendant(s) :

MARKS, SHELLEY

Attorney(s) :

SARA BORISKIN

TAX_MAP_NO:

See attached Real Property Tax Service Agency Verification Page

Liber Page(s):
M00020757-616

ADDITIONAL INFORMATION EXISTS PLEASE SEE DOCUMENT
THIS PAGE IS A PART OF THE INSTRUMENT
THIS IS NOT A BILL

County Clerk, Suffolk County

FILED: SUFFOLK COUNTY CLERK 03/17/2025 04:59 PM INDEX NO. 607104/2025
NYSCEF DOC. NO. RECEIVED NYSCEF: 03/17/2025
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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK

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U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-8,

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Plaintiff,

Against

Not For Legal Use

SHELLEY MARKS; JPMORGAN CHASE BANK, N.A. AS SUCCESSOR TO WASHINGTON MUTUAL BANK, FA; DIME COMMUNITY BANK F/K/A BNB BANK; BOARD OF MANAGERS OF DUNE ROAD CONDOMINIUM; ADVEST BANK,

"JOHN DOE #1" through "JOHN DOE #12," the last twelve names being fictitious and unknown to plaintiff, the persons or parties intended being the tenants, occupants, persons or corporations, if any, having or claiming an interest in or lien upon the premises, described in the complaint,

Defendants.

INDEX NO.

NOTICE OF PENDENCY OF ACTION

Subject Property:
234 DUNE ROAD, UNIT 1
QUOGUE, NY 11978

Servicer: PHH Mortgage Corporation

Servicer Telephone: (844) 995-3682 - Office of Ombudsman

NOTICE IS HEREBY GIVEN, that an action has been commenced and is pending in this Court upon a complaint of the above-named plaintiff against the above-named defendants for (1) the foreclosure of a mortgage bearing date April 30, 2004 executed by SHELLEY MARKS to OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION to secure the sum of $680,000.00, recorded in the Office of the Clerk of the County of SUFFOLK on May 28, 2004 in Liber M00020757 at Page 616. Said mortgage was assigned to Plaintiff by assignment of mortgage duly executed on a date prior to the filing of the complaint; (2) an order declaring the Prior Mortgage recorded on January 14, 1994 in the Office of the Clerk of the County of SUFFOLK in Liber 18759 Page 893 null and void.

AND NOTICE IS FURTHER GIVEN, that the mortgaged premises affected by the said foreclosure action, were, at the time of the commencement of said action, and at the time of the filing of this notice bounded and described as follows:

25-277077 - NiA Drafter:

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"See Schedule A-1 "Legal Description" annexed hereto and made a part hereof. Said premises being known as 234 DUNE ROAD, UNIT 1, QUOGUE, NEW YORK 11978 and by District 0902, Section 016.01, Block 01.00, Lot 001.000.

TOGETHER with all fixtures and articles of personal property now or hereafter attached to, or used in connection with mortgaged premises, all as is more fully set forth in said mortgage.

The Clerk of the County of SUFFOLK is directed to index this notice to the name(s) of the defendant(s) SHELLEY MARKS.

Dated: March 7, 2025

Robertson, Anschutz, Schneid,
Crane & Partners, PLLC
Attorney for Plaintiff

BY: _____
[ ] SARA Z. BORISKIN, ESQ.
[ ] ANTHONY CELLUCCI, ESQ.
[ ] SCOTT R. WEISS, ESQ.
[X] KELLY R. FABER, ESQ.
900 Merchants Concourse, Suite 310
Westbury, NY 11590
516-280-7675

25-277077 - NiA

Drafter:

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SCHEDULE A – LEGAL DESCRIPTION

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ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE, LYING AND BEING THE UNIT KNOWN AS UNIT 1 (HEREINAFTER CALLED "THE UNIT") IN THE BUILDING KNOWN AS DUNE ROAD CONDOMINIUM AND BY THE STREET NUMBER 234 DUNE ROAD (UNIT #1) AT QUOGUE, TOWN OF SOUTHAMPTON COUNTY OF SUFFOLK AND STATE OF NEW YORK

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DESIGNATED AND DESCRIBED AS APARTMENT UNIT NO. 1 IN THE DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP (HEREINAFTER CALLED THE "PROPERTY"), MADE BY THE GRANTOR UNDER THE CONDOMINIUM ACT OF THE STATE OF NEW YORK (ARTICLE 9-B OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK) DATED 8/3/93, RECORDED IN THE OFFICE OF THE CLERK IN THE COUNTY OF SUFFOLK ON THE 7TH DAY OF OCTOBER 1993 IN LIBER 11647 AT PAGE 175 AS AMENDED BY FIRST AMENDMENT AS TO AUGUST 8/4/93 (HEREINAFTER CALLED THE "DECLARATION"), AND DESIGNATED ALSO AS TAX LOT NO 001.000 IN DISTRICT NO. 0902 SECTION NO. 016.01 IN BLOCK NO. 01.00 ON TAX MAP OF THE REAL PROPERTY ASSESSMENT DEPARTMENT OF THE COUNTY OF SUFFOLK, ON THE FLOOR PLANS AND SITE PLAN ("THE FLOOR PLANS") CERTIFIED BY DONALD JEWEL, ARCHITECTS, FILED IN THE SAID CLERK'S OFFICE AS CONDOMINIUM PLAN NO. 252

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TOGETHER WITH AN UNDIVIDED 47 PERCENT INTEREST APPURTENANT TO THE UNIT IN THE COMMON ELEMENTS OF THE PROPERTY

THE LAND OR WHICH THE BUILDING CONTAINING THE UNIT IS LOCATED IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING AT QUOGUE, TOWN OF SOUTHAMPTON, COUNTY OF SUFFOLK AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS PARTS OF LOTS 17 AND 18 ON A CERTAIN MAP ENTITLED "MAP OF SECTION A HAMPTON BEACH", AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF SUFFOLK ON 8/13/1923 AS MAP NO. 638 AND PART OF LOT NO. 1 ON A CERTAIN MAP ENTITLED "MAP SHOWING SUBDIVISION OF SECTIONS 1, 2, 3 AND 4 HAMPTON BEACH" AND FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF SUFFOLK ON 6/12/1903 AS MAP NO. 187 WHICH SAID PART OF LOTS ON SAID MAP ARE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF DUNE ROAD WHICH POINT IS DISTANT WHEN MEASURED ALONG THE SOUTHERLY SIDE OF DUNE ROAD 364.03 WESTERLY FROM THE EASTERLY BOUNDARY OF THE TOWN OF SOUTHAMPTON AND

RUNNING THENCE SOUTH 02 DEGREES 06 MINUTES 10 SECONDS WEST ALONG LAND NOW OR FORMERLY OF HENRY PHIPPS EST. 677.36 FEET TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN;

THENCE SOUTH 89 DEGREES 20 MINUTES WEST ALONG THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN 37.61 FEET TO LAND NOW OR FORMERLY OF HERBERT T.

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SCHEDULE A – LEGAL DESCRIPTION

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KOPHELM;

THENCE NORTH 03 DEGREES 48 MINUTES WEST ALONG SAID LAND NOW OR FORMERLY OF HERBERT T. KOPHELM 656.56 FEET TO THE SOUTHERLY SIDE OF DUNE ROAD;

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THENCE ALONG THE SOUTHERLY SIDE OF DUNE ROAD NORTH 78 DEGREES 0.4 MINUTES EAST 106.31 FEET TO THE POINT OR PLACE OF BEGINNING.

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SAID PREMISES KNOWN AS 234 DUNE ROAD, QUOGUE, NEW YORK.

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FILED: SUFFOLK COUNTY CLERK 03/17/2025 04:59 PM

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SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SUFFOLK

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-8,

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PLAINTIFF,

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-AGAINST-

SHELLEY MARKS; ET AL.,

DEFENDANTS.

NOTICE OF PENDENCY

ROBERTSON, ANSCHUTZ, SCHNEID,
CRANE & PARTNERS, PLLC
Attorneys for Plaintiff
900 Merchants Concourse, Suite 310
Westbury, New York 11590
516-280-7675

==========

Compliance with Rule 130-1.1a

[ ] SARA Z. BORISKIN, ESQ.
[ ] ANTHONY CELLUCCI, ESQ.
[ ] SCOTT R. WEISS, ESQ.
[X] KELLY R. FABER, ESQ.

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REAL PROPERTY TAX SERVICE AGENCY VERIFICATION

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P T S
R CLA A
3/18/2025

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Stat ID: 502257

Tax Map #'s: 0902-016.01-01.00-001.000